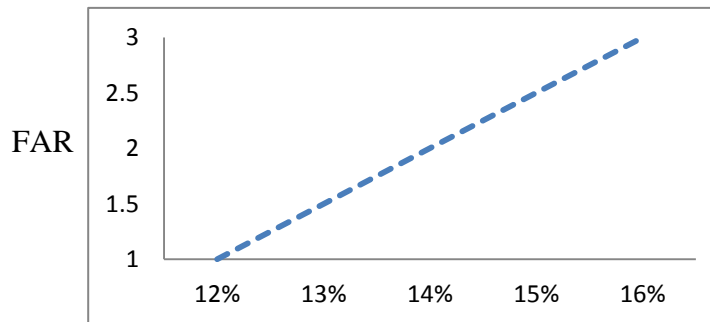


AFFORDABLE AND WORKFORCE HOUSING

Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Board of Supervisors Workforce Housing Policy (WDU). Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12% of total units as Workforce Dwelling Units (WDU). The exception is proposed intensity higher than 1.0 FAR which should provide a greater contribution. Proposals for development between a 1.00 and a 3.0 FAR should provide at a minimum proportionally 12% to 16% of total units as WDUs. The residential use should integrate a variety of households such as families, senior housing and residential studio units. Bonus units or bonus square footage, as provided for in the WDU policy, is excluded from the planned intensity.

Table 1: Percentage of WDU



Non-residential development in the TSA should contribute a minimum of ~~\$2.00~~ **\$3.00** per non-residential square foot. This amount is to be adjusted annually based on the Consumer Price Index and may be contributed to a housing trust fund that will be used to create affordable and workforce housing opportunities near Metrorail stations. The contribution may be made over a period of time to be determined at the time of rezoning but not less than 25 cents per non-residential square foot each year. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in the TSA through a partnership. If non-residential floor area is achieved through a bonus for providing WDUs, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.